

Form 1
Individual Estate Property Record and Report
Asset Cases

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Case No.: 23-48356-TJT

Case Name: CONNER CREEK CENTER LLC

For Period Ending: 01/16/2024

Trustee Name: (420360) Stuart A. Gold

Date Filed (f) or Converted (c): 10/25/2023 (c)

§ 341(a) Meeting Date: 12/07/2023

Claims Bar Date: 01/30/2024

Ref. #	1 Asset Description (Scheduled And Unscheduled (u) Property)	2 Petition/ Unscheduled Values	3 Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	4 Property Formally Abandoned OA=§554(a) abandon.	5 Sale/Funds Received by the Estate	6 Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1	CASH ON HAND	0.00	0.00		0.00	FA
2	CHECKING ACCOUNT ACCOUNT AT BANK OF AMERICA	0.00	Unknown		0.00	Unknown
3	ACCOUNT AT BANK OF AMERICA- CHECKING ACCOUNT	0.00	Unknown		0.00	Unknown
4	A/R 90 DAYS OLD OR LESS. FACE AMOUNT = \$0.00. DOUBTFUL/UNCOLLECTIBLE ACCOUNTS = \$0.00.	Unknown	Unknown		0.00	Unknown
5	A/R OVER 90 DAYS OLD. FACE AMOUNT = \$3,700,000.00. DOUBTFUL/UNCOLLECTIBLE ACCOUNTS = \$3,700,000.00.	Unknown	Unknown		0.00	Unknown
6	OFFICE FURNTURE ALL ITEMS OVER 25 YEARS OLD. COST TO MOVE MORE THAN VALUE.	1.00	0.00		0.00	FA
7	CENTRAL PHONE SYSTEM.	1,000.00	0.00		0.00	FA
8	X RAY MACHINE-APPROX 10 YEARS OLD. FIXTURE UNLIKELY BE ABLE TO MOVE..	5,000.00	0.00		0.00	FA
9	GMC ENOVY 2005.	500.00	0.00		0.00	FA
10	GMC ENOVY DOES NOT RUN.	250.00	0.00		0.00	FA
11	CLEANING PRODUCTS ETC.	1,000.00	0.00		0.00	FA
12	4777 OUTER DRIVE DETROIT MI \$10,000.00 VALUATION IS BASED UPON APPRAISAL FROM 2020. DEBTOR IS CURRENTLY ATTEMPTING TO MARKET THE PROPERTY AND IS ANALYZING THE VALUE IN TODAY'S MARKET., FEE SIMPLE * Notice of Proposed Abandonment filed by Trustee 11/22/23 [doc #83]	10,000,000.00	Unknown		0.00	Unknown
13	Post-petition financing (u)	0.00	32,500.00		32,500.00	FA
14	Huntington Bank -- Debtor in Possession bank account (u)	0.00	1,014.72		1,014.72	FA
14	Assets Totals (Excluding unknown values)	\$10,007,751.00	\$33,514.72		\$33,514.72	\$0.00

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Major Activities Affecting Case Closing:

01/08/24 -- App to Employ Mueller & Company PC as Accountant for Trustee filed; Order entered 01/08/24
12/07/23 -- Motion for Contempt Against Dorothy McLemore Trust, Raymond McLemore, Andrew McLemore, Sr. and Andrew McLemore, Jr filed by Trustee;
12/01/23 -- Motion of Premco Financial Corp for Adequate Protection filed; Motion struck by court [doc #93]
11/22/23 -- Notice of Proposed Abandonment of Commercial Property located at 4777 East Outer Dr., Detroit, MI filed by Trustee [doc #83]; Notice withdrawn 12/20/23 [doc #117]
11/21/23 -- Motion for 2004 Exam and Production of Documents of RAD Conversion Specialists, LLC filed by Trustee; Response filed by RAD Conversion Specialists, LLC; Hearing scheduled for 12/20/23 at 9:00; Order entered 12/14/23 -- 2004 exam scheduled for 01/25/24 at 3:00
11/07/23 -- Motion of DTE to Determine Adequate Assurance of Payment Pursuant to Section 366 of the Bankruptcy Code filed; Objection filed by Trustee; Objection filed by Conner Lender, LLC; Motion withdrawn by DTE 12/1/23 [doc #91]
11/06/23 -- Motion Authorizing Trustee to Reject Non-Residential Real Estate Leases filed; Response filed by DESIR Medical PLLC, Conner Creek Urgent Care and Conner Creek Life Solution LLC; Hearing scheduled for 12/13/23 at 10:00; Order entered Authorizing Trustee to Reject Leases P/O 12/13/23 [doc #109]
11/01/23 -- Motion to Compel Dorothy McLemore Trust, Raymond Scott McLemore, Andrew McLemore, Sr., and Andrew McLemore, Jr. to turnover property of the bankruptcy estate filed by Trustee; Order entered 11/21/23 [doc #80]
11/01/23 -- Notice of Asset filed; Claim bar date is 01/30/2024
11/2023 -- Investigate business books and records; Investigating debtor's financial affairs for potential avoidable transfers

Initial Projected Date Of Final Report (TFR): 12/01/2025

Current Projected Date Of Final Report (TFR): 12/01/2025

01/16/2024

Date

/s/Stuart A. Gold

Stuart A. Gold

Form 2
Cash Receipts And Disbursements Record

Page: 1

Case No.: 23-48356-TJT **Trustee Name:** Stuart A. Gold (420360)
Case Name: CONNER CREEK CENTER LLC **Bank Name:** TriState Capital Bank
Taxpayer ID #: **-**2548 **Account #:** *****8366 Checking
For Period Ending: 01/16/2024 **Blanket Bond (per case limit):** \$2,000,000.00
Separate Bond (if applicable): N/A

1	2	3	4	5	6	7	
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
11/01/23	{13}	Conner Lender, LLC	Post petition financing	1280-002	7,500.00		7,500.00
11/02/23	101	Felder Cowart Security	Security at 4777 E. Outer Dr., Detroit, MI; Invoice #43; Customer ID: CC01	2990-000		3,227.10	4,272.90
11/06/23	{14}	Conner Creek Center LLC	Turnover of funds in DIP account per demand	1229-000	1,014.72		5,287.62
11/08/23	102	Felder Cowart Security	Security at 4777 E. Outer Dr., Detroit, MI; Invoice #44; Customer ID: CC01	2990-000		3,383.25	1,904.37
11/16/23	{13}	Conner Lender, LLC	INCOMING WIRE FROM CONNER LENDER, LLC 70748522 -- Post Petition financing	1280-002	15,000.00		16,904.37
11/17/23	103	Felder Cowart Security	Security at 4777 E. Outer Dr., Detroit, MI; Invoice #45; Customer ID: CC01	2990-000		3,608.80	13,295.57
11/21/23	104	Felder Cowart Security	Security at 4777 E. Outer Dr., Detroit, MI; Invoice #46; Customer ID: CC01	2990-000		3,626.15	9,669.42
11/21/23	105	Clayton Industries	Boiler repairs; Ref #: Clayton SEG-504-1; Serial #: 23779 Stopped on 12/18/2023	2990-000		977.00	8,692.42
11/27/23	{13}	Conner Lender LLC	INCOMING WIRE FROM CONNER LENDER, LLC 70981614 - Post Petition financing	1280-002	10,000.00		18,692.42
11/29/23	106	Felder Cowart Security	Security at 4777 E. Outer Dr., Detroit, MI; Invoice #47; Customer ID: CC01	2990-000		3,331.20	15,361.22
11/30/23		TriState Capital Bank	Bank and Technology Services Fees	2600-000		15.80	15,345.42
12/04/23	107	Felder Cowart Security	Security at 4777 E. Outer Dr., Detroit, MI; Invoice #48; Customer ID: CC01	2990-000		3,608.80	11,736.62
12/12/23	108	Felder Cowart Security	Security at 4777 E. Outer Dr., Detroit, MI; Invoice #49; Customer ID: CC01	2990-000		3,735.00	8,001.62
12/18/23	105	Clayton Industries	Boiler repairs; Ref #: Clayton SEG-504-1; Serial #: 23779 Stopped: check issued on 11/21/2023	2990-000		-977.00	8,978.62
12/18/23	109	Felder Cowart Security	Security at 4777 E. Outer Dr., Detroit, MI; Invoice #50; Customer ID: CC01	2990-000		3,342.88	5,635.74
12/18/23	110	Dolores Lanzotti	Reimbursement for generator labels	2990-000		39.19	5,596.55
12/18/23	111	Gold, Lange, Majoros & Smalarz, P.C.	Reimbursement of postage re: security	3120-000		57.00	5,539.55
12/29/23		TriState Capital Bank	Bank and Technology Services Fees	2600-000		18.73	5,520.82

Account					
Balance Forward		0.00			
1 Deposits		1,014.72	11 Checks		27,959.37
0 Interest Postings		0.00	2 Adjustments Out		34.53
Subtotal		1,014.72	0 Transfers Out		0.00
3 Adjustments In		32,500.00	Total		27,993.90
0 Transfers In		0.00			
23-48356-tjt	Total	33,514.72			
DOC 125	Filed 01/16/24	Entered 01/16/24 11:06:22	Page 3 of 4		

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Case No.: 23-48356-TJT

Trustee Name: Stuart A. Gold (420360)

Case Name: CONNER CREEK CENTER LLC

Bank Name: TriState Capital Bank

Taxpayer ID #: **-***2548

Account #: *****8366 Checking

For Period Ending: 01/16/2024

Blanket Bond (per case limit): \$2,000,000.00

Separate Bond (if applicable): N/A

Net Receipts:	\$33,514.72
Plus Gross Adjustments:	\$0.00
Less Payments to Debtor:	\$0.00
Less Other Noncompensable Items:	\$32,500.00
Net Estate:	\$1,014.72

TOTAL - ALL ACCOUNTS	NET DEPOSITS	NET DISBURSEMENTS	ACCOUNT BALANCES
*****8366 Checking	\$33,514.72	\$27,993.90	\$5,520.82
	\$33,514.72	\$27,993.90	\$5,520.82